
MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 24th May 2022** at **6.30pm**.

PRESENT: Cllr N Avey (Chairman)
Cllr B Scruton (Vice Chairman and Mayor - *ex officio*)
Cllr S Baker
Cllr C Burgess (Deputy Mayor - *ex officio*)
Cllr G Scruton
Cllr M Wright

IN ATTENDANCE: One member of the public was present.

OFFICER: Beverley Rumsey (Town Clerk)

24 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C McCredie.

25 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non -Pecuniary)

Cllr N Avey and Cllr Cherry McCredie requested an entry to be made in the minutes, to make it clear, that as members of both the Town and District Councils, they will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, they cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

26 DISPENSATIONS

There were no dispensations.

27 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 10th May 2022 be signed by the Chairman as a true record.

28 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

The Town Clerk advised members of public objections to EPF/0770/22 which would be discussed under agenda item 7.

29 NOTICES AND INFORMATION

There were no notices or information.

30 **PLANNING APPLICATIONS**

Committee **CONSIDERED** the following planning and tree applications received from Epping Forest District Council since the date of the previous meeting until the date of this agenda.

TPO/EPF/0892/22	5 Lower Bury Lane Epping Essex CM16 5HA Mr L Liam	TPO/EPF/26/91 (Ref: A1) T1: Beech - Crown reduce by up to 1.5m, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0626/22	The Thatched Cottage Bury Lane Epping Essex CM16 5JA Ahmet	Outbuilding for gym use to rear of garden.
Committee have NO OBJECTION to this application provided it is carried out under the supervision of the conservation officer at EFDC, to ensure there is no harm to the historic building.		
Committee would also request consideration is given to the green setting and its relationship to the wider landscape.		
EPF/3244/21	30 Bower Hill Epping Essex CM16 7AD Car Station Limited	Application for change of use of the whole site from B8 & C3 to Class E (& C3).
Committee have NO OBJECTION to this application.		
TPO/EPF/0945/22	60 Garnon Mead Coopersale Epping CM16 7RW Mr David Gould	TPO/EPF/24/14 (Ref: G4) T1: Pine - Reduce lateral growth on north-east side, by up to 2m, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC and there is no harm to the tree from the works.		
EPF/0756/22	33 High Street Epping Essex CM16 4BA Mr M Ellis	Minor internal alterations to form new school catering kitchen & new external kitchen ventilation extract & associated ductwork.
Committee have NO OBJECTION to this application.		
EPF/0770/22	67 Hemnall Street Epping Essex CM16 4LZ Mr Alan Curbishley	Proposed outbuilding.
Committee OBJECT to this application.		

The proposed outbuilding will result in a loss of amenity for neighbouring properties, as it is too high and overbearing. This would result in a loss of natural light and overshadowing of the neighbouring gardens. The design of the outbuilding does not complement the setting, particularly as the building will be clearly visible to neighbouring properties due to its bulk and scale.

The orientation of the outbuilding on the site will exacerbate the issues highlighted above and consideration should be given to its position and orientation to minimise any negative effects on immediate neighbours.

Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10 (Adopted Local Plan)

Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii)

NPPF: Para 9, 127

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

31 OTHERS

These are provided for information only, EFDC do not normally accept comments on these applications.

EPF/0865/22	Bower Terrace Bower Hill Epping Essex CM16 7AP Mr Burnard Tishanth	Certificate of lawful development for a proposed storage warehouse for construction vehicles, equipment and materials.
Committee NOTE this application but have no objection or comment.		

32 APPEALS

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/2332/19	47 Sunnyside Road, Epping, CM16 4JW Mrs. Wendy McDaid	Erection of a 2 - bedroom dwelling to form and end of terrace, following demolition of an existing garage. (Revised application to EPF/1038/19).
<p><u>Decision taken by P&GP Committee - 12th November 2019</u></p> <p>Committee OBJECT to this application.</p> <p>While Committee NOTE the amended drawings, this proposal does not address their previous concerns and shows the updated drawing with a wider two storey house proposed than previously.</p> <p>This proposal is a vast overdevelopment of the site which would have a detrimental effect on the surrounding area. It would result in a loss of amenity for neighbouring properties in terms of loss of light and overlooking. The inappropriate development of residential gardens should be resisted.</p> <p>The location of the parking spaces at close proximity to the neighbour's boundary would generate an increase in pollution from car exhaust fumes.</p> <p>Relevant policies: DBE2, DBE9, DBE10, RP5A (Adopted Local Plan) and Emerging Local Plan: DM9J</p> <p>NPPF para 127</p>		

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

Decision taken by P&GP Committee - 28TH May 2019 – EPF/1038/19

Committee **OBJECT** to this application.

While Committee NOTE the reduction from a three bedroom to a two bedroom dwelling house, this proposal does not address their previous concerns.

This proposal is a vast overdevelopment of the site which would have a detrimental effect on the street scene and surrounding area. The inappropriate development of residential gardens should be resisted. It would result in a loss of amenity for neighbouring properties in terms of loss of light and overlooking. The proposed property is also set back from the other properties on either side with an awkward angled effect.

The location of the parking spaces at close proximity to the neighbour's boundary would generate an increase in pollution from car exhaust fumes.

Relevant policies: DBE2, DBE9, DBE10, RP5A (Adopted Local Plan) and Emerging Local Plan: DM9J

NPPF para 127

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

Committee **NOTED** the above appeal. The Town Clerk advised members that EPF/2332/19 47 Sunnyside Road is an appeal against a refusal from EFDC. The Town Clerk confirmed that a representation of comments from Epping Town Council's Planning Committee on the Planning Inspectorate website for this appeal.

33 EFDC PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

Delegated Cases:

GRANTED:

EPF/0248/22	EPF/0262/22	EPF/0351/22	EPF/0393/22
EPF/0438/22	EPF/0530/22	EPF/2918/21	TPO/EPF/0067/22
EPF/0075/22	EPF/0083/22	EPF/0157/22	LB/EPF/0268/22
ADV/EPF/0558/22			

Delegated Cases:

REFUSED:

EPF/0444/22	EPF/0446/22		
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LAWFUL DEVELOPMENT

Planning and General Purposes Committee Meeting 24th May 2022 Minutes

EPF/0385/22	EPF/0417/22		
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COMMITTEE CASES

GRANTED

EPF/0922/19			
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COMMITTEE CASES

REFUSED

None

The Chairman closed the meeting at 7.04pm.

Signature of Chairman

Date